066.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,138,300 / 1,138,300
					USE VALUE:	1,138,300 / 1,138,300
					ASSESSED:	1,138,300 / 1,138,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIANG KYLE
Owner 2:	O'REILLY MARY
Owner 3:	
Street 1:	162 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 6,462 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 3278 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

FRANK

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6462.000	751,600		386,700	1,138,300
Total Card	0.148	751,600		386,700	1,138,300
Total Parcel	0.148	751,600		386,700	1,138,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.28 | /Parcel: 347.2

Legal Description

User Acct 42279

GIS Ref

GIS Ref

Insp Date 09/18/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 066.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	751,200	0	6,462.	386,700	1,137,900	1,137,900	Year End Roll	12/18/2019
2019	101	FV	592,100	0	6,462.	359,100	951,200	951,200	Year End Roll	1/3/2019
2018	101	FV	152,600	0	6,462.	359,100	511,700	511,700	Year End Roll	12/20/2017
2017	101	FV	152,600	0	6,462.	314,900	467,500	467,500	Year End Roll	1/3/2017
2016	101	FV	152,600	0	6,462.	287,300	439,900	439,900	Year End	1/4/2016
2015	101	FV	151,800	0	6,462.	254,100	405,900	405,900	Year End Roll	12/11/2014
2014	101	FV	151,800	0	6,462.	240,300	392,100	392,100	Year End Roll	12/16/2013
2013	101	FV	151,800	0	6,462.	228,700	380,500	380,500		12/13/2012

!5666!

PRINT

Date	Time
12/10/20	20:31:28

LAST REV

Date	Time
06/05/19	14:26:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5666

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	70631-58		2/15/2018		1,153,500	No	No		
APICELLA FRANK	68985-459		3/8/2017	Change>Sale	550,000	No	No		
APICELLA MARGAR	68821-246		1/27/2017	Convenience	99	No	No		
	8662-453		1/1/1901	Family		No	No		MARGARITA B APICELLA D.O.D. 4/17/2014.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2017	323	Addition	250,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	SQ Returned	JO	Jenny O
9/18/2017	Measured	DGM	D Mann
9/18/2017	Permit Visit	DGM	D Mann
8/31/2017	Permit Visit	DGM	D Mann
12/9/2008	Meas/Inspect	345	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
11/9/1999	Inspected	267	PATRIOT
10/5/1999	Measured	267	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6462		Sq. Ft.	Site		0	70.	0.85	12			Med. Tr	-10					386,730						386,700	

Total AC/HA: 0.14835 | Total SF/SM: 6462 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,730 | Spl Credit | Total: 386,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08245468
Const Adj.:	1.34986496
Adj $ / SQ:	182.646
Other Features:	107649
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753146
Depreciation:	1506
Depreciated Total:	751640

COMMENTS

PDAS. OF=SHOWER & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

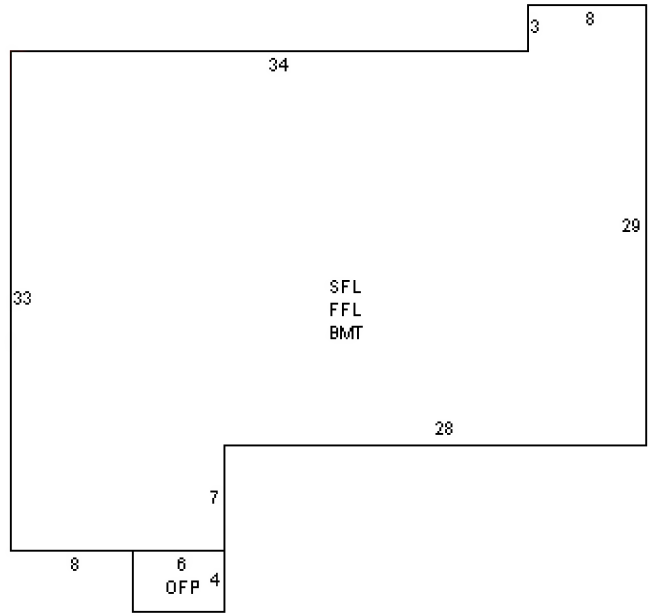
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	221.00
Special Features:	0	Val/Su Net:	205.02
Final Total:	751600	Val/Su SzAd	309.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,214	57.570	69,896
FFL	First Floor	1,214	182.650	221,732
SFL	Second Floor	1,214	182.650	221,732
OFP	Open Porch	24	59.390	1,425

Net Sketched Area:	3,666			Total:	514,785
Size Ad	2428	Gross Are	3666	FinArea	3278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	E	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

066.0-0003-0003.0

IMAGE

AssessPro Patriot Properties, Inc